



## Church Mouse Barn

7 Rectory Close, Nafferton  
YO25 4JA

£490,000

4 Bedroom Link-detached house

■ **Ulllyotts** ■  
EST 1891

01377 253456





Lounge



4



5



3



Off Road  
Parking



Gas Central Heating

## Church Mouse Barn 7 Rectory Close, Nafferton, YO25 4JA

Church Mouse Barn is undoubtedly a quality home offering a versatile range of accommodation, of 3,300 square feet or thereabouts in one of Nafferton's most sought after locations. The versatile range of accommodation includes up to five reception rooms along with four bedrooms and the accommodation as a whole can be utilised as the new owner sees fit.

Bedrooms are separated by two staircases with the main house offering three bedrooms plus a second staircase leads to a further bedroom area which could be sub-divided to a small annexe area, if required. Features within the property are delightful with flagged flooring and beamed ceilings plus feature fireplaces and exposed brick walls aplenty. There really is only one way to experience the delights of this property and this is to view it first hand.

The secluded gardens are walled and offer delightful views across to the village church.

### DIRECTIONS

Following the road through Nafferton village, you will see the Village Mere on the left and the church on the right hand side. Rectory Close is a secluded development of only a handful of properties with access immediately after the village church. Church Mouse Barn is on the right hand side.

### NAFFERTON

Nafferton is situated south of the A614 (Driffield to Bridlington) road and north of the Hull to Scarborough railway line. The railway station and bus service provides public transport to the neighbouring coastal market towns including Driffield which is 2 miles distant. The village has a much sought after primary school, Norman Church standing on rising ground overlooking the springfed mere, which is a focal point in the village. Other facilities include post office, public houses and recreation ground etc.





Lounge



Lounge fireplace



Dining Area



Lounge

## Accommodation

### COVERED STORM PORCH

With tiled flooring and spotlighting.

### ENTRANCE HALL

This is very spacious and light complete with a range of period features. Exposed brick walls create a character feel and delightful stone flagged flooring. Inset spotlighting.

### CLOAKROOM/WC

With Shower Room. Modern three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and low level WC. Fully tiled walls and coving. Vinyl flooring. Radiator.

### RECEPTION/ DINING HALL

19' 3" x 12' 10" (5.89m x 3.93m)

Open plan from the main Entrance Hall with beautiful turn flight staircase leading off with exposed spindled balustrade. Exposed brickwork to the walls and inset spotlighting. Radiator.

### MAIN LOUNGE

24' 7" x 19' 2" (7.5m x 5.84m)

Superbly presented with twin arched feature windows overlooking the enclosed walled garden and across to the village church. Exposed beamed ceilings and feature fireplace

with exposed chimney breast and timber over mantel. Fitted wall light points and French doors leading from the Reception Hall. Radiator.

Door to rear garden.

### FAMILY ROOM/KITCHEN

22' 0" x 19' 1" (6.72m x 5.84m)

Truly the heart of this beautiful home with bespoke fitted kitchen providing a comprehensive range of wall, base and drawer units with contrasting roll top work surfaces and part-tiled splashbacks, twin stainless steel sinks and drainer with mixer tap. There is a whole host of appliances included. Double glazed window to the front.

The kitchen is slightly elevated from the dining area allowing the space to be ideal for entertaining, with the dining area offering continued flooring and double glazed windows with dual aspect to the exterior. Exposed beams and coved ceiling. Radiator.

### UTILITY ROOM

8' 0" x 4' 5" (2.44m x 1.35m)

Offering ample space and plumbing for a free-standing appliances with fitted shelving, tiled splashback and roll top





Loft Bedroom 4



Snug



Kitchen

work surfaces. Radiator.

#### STORE ROOM

10' 2" x 13' 10" (3.11m x 4.24m)

With solid wood stable-style door to the courtyard.

#### OFFICE/STUDY

14' 7" x 7' 0" (4.45m x 2.14m)

Providing access to an additional room which was formerly a garage. Window to the exterior. Radiator.

#### MUSIC ROOM

18' 11" x 12' 5" (5.78m x 3.79m)

With window to the front elevation. Radiator.

#### SNUG

14' 5" x 10' 2" (4.4m x 3.1m)

With rear facing window, radiator, and secondary staircase leading off to the first floor attic/bedroom 4.

#### GALLERIED LANDING

A superb feature galleried landing with spindled balustrade creating a real focal point for the property and providing access to all first floor rooms.



Kitchen

#### MASTER BEDROOM

16' 4" x 19' 1" (4.99m x 5.84m)

Beautifully presented master suite with twin walk-in wardrobes and hanging rails and fitted shelving. Dual aspect windows and coving throughout. Radiator.

#### EN-SUITE BATHROOM

19' 4" x 7' 9" (5.89m x 2.36m)

Beautifully equipped en-suite comprising contemporary white four piece suite including bath having a hand-held shower, walk in shower, pedestal wash hand basin and low level WC, modern lights to the wall and extractor fan.

#### BEDROOM 2

18' 11" x 9' 8" (5.79m x 2.95m)

Further spacious bedroom again boasting walk-in wardrobe with fitted shelving and hanging rails. Radiator.

#### BEDROOM 3

19' 1" x 9' 1" (5.82m x 2.79m)

A third good sized double bedroom again benefitting from walk-in wardrobe providing ample storage space. Window to the exterior and radiator.

#### BATHROOM

Stylish white suite consisting of fully tiled shower enclosure



Bathroom

with dual pedestal wash hand basins. Separate panelled bath, chrome effect fitted shower attachment and low level WC. Fully tiled walls and double glazed window.

#### ATTIC / BEDROOM 4

Consisting of two distinctive areas, both with sloping ceilings.

2.5m x 3.34m and 2.5m x 4.23m.

#### OUTSIDE

The property is located in a particularly attractive setting with ample off-street parking to the front. To the rear is an enclosed area of predominantly lawned garden with gravelled patio. In addition, there is also a further access to the rear of the property suitable for vehicles or even caravan, motorhome etc.

#### FLOOR AREA

Approximately 3,300 sq ft.

#### CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

#### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

#### TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

#### SERVICES

All mains services are available at the property.

#### COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band F.



Breakfast area

#### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band (to be confirmed).

#### NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

#### WHAT'S YOURS WORTH?

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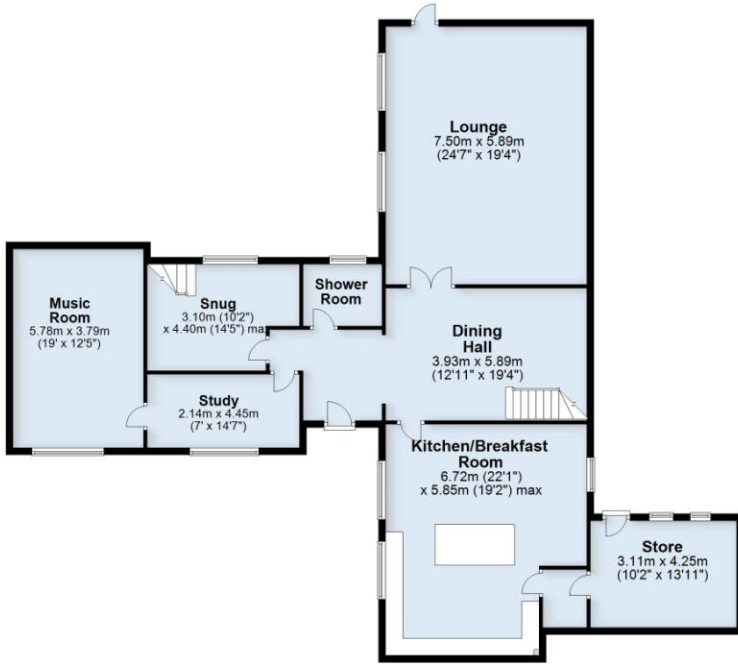
#### VIEWING

Strictly by appointment with Ulllyotts.

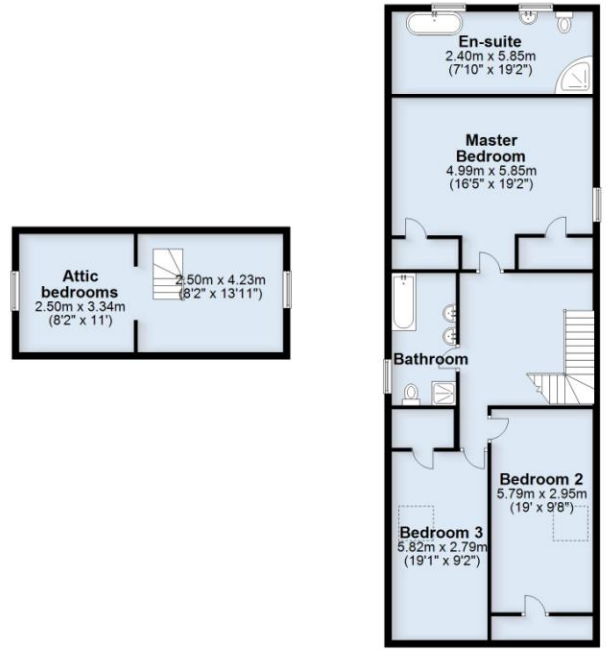
Regulated by RICS

The floor area  
is approximately 3300 sq ft

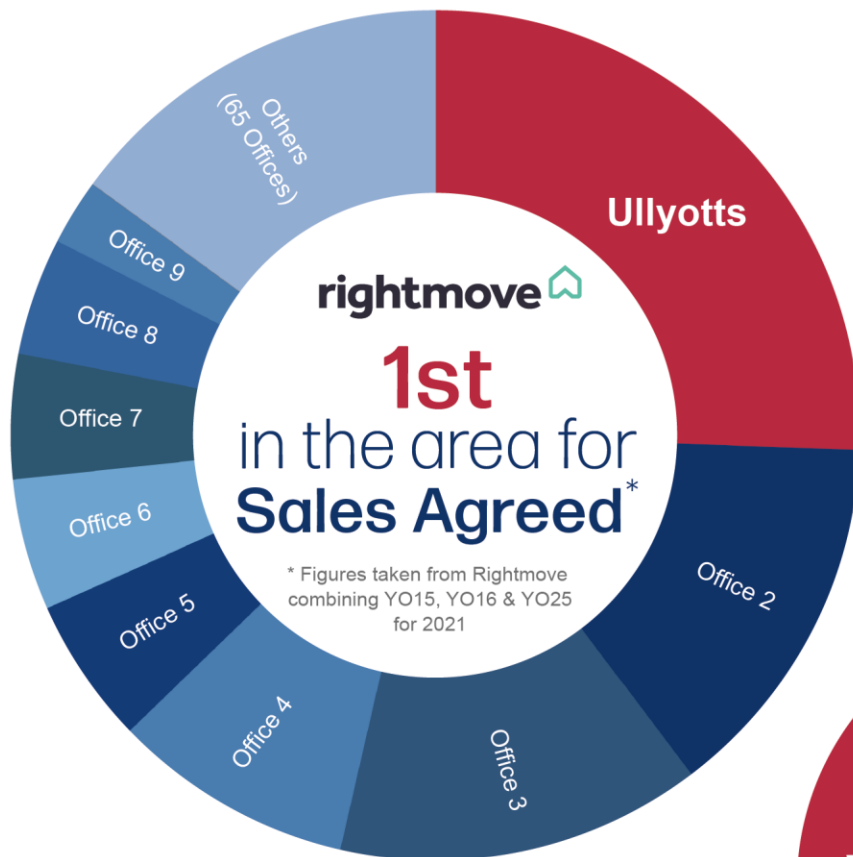
Ground Floor



First Floor



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